

Delegated Report		Analysis sheet	Expiry Date:	26/06/2013
		N/A / attached	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Alan Wito			2013/2607/P	
Application Address			Drawing Numbers	
10 A Chalk Farm Studios Belmont Street London NW1 8HH			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details of 6th floor windows for Condition 3b (Window Details) of Planning Permission dated 30/11/2011 (Ref: 2011/4415/P) for the erection of additional 6th floor and extension to 5th floor to provide 8 residential units (Class C3) (3 x 1-bed, 4 x 2-bed, 1 x 3-bed), and erection of a five storey rear extension to provide additional office space (Class B1), including creation of roof terrace at rear 5th floor level and external terraced area at 6th floor level, creation of green roof, and associated alterations.				
Recommendation(s):		Approve		
Application Type:		Approval of Details		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The application site at 10a Belmont St that was formerly a piano factory which was previously used by a number of businesses including offices and light industrial businesses (it is now empty). A yard at the rear part of the site is used for servicing and deliveries but only part of this area forms part of the application site (where the rear extension is to be located). The yard is accessed via a relatively narrow access road from Ferdinand Street and an undercroft beneath 27 Ferdinand St.

The surrounding neighbourhood comprises a mixture of building heights and uses. It is broadly residential in nature to the north, west and east, including some family-sized housing and several blocks of local authority flats. Generally the built form rises from lower and small scale development of two to three storeys on Chalk Farm Road towards taller and bulkier buildings to the north in the form of twentieth century housing blocks located in spacious grounds.

Originally the area comprised terrace houses arranged around a square. This urban form is still evident with many of the buildings on Belmont Street being survivors from this period. To the south of the site lies the Regent's Canal Conservation Area. Harmood Street Conservation Area lies to the east with West Kentish Town Conservation Area to the north. The closest listed buildings are the Roundhouse (Grade II*) on the south side of Chalk Farm Road and Kent House (Grade II) to the east.

Relevant History

Planning permission was granted on 30/11/11 for the erection of additional 6th floor and extension to 5th floor to provide 8 residential units (Class C3) (3 x 1-bed, 4 x 2-bed, 1 x 3-bed), and erection of a five storey rear extension to provide additional office space (Class B1), including creation of roof terrace at rear 5th floor level and external terraced area at 6th floor level, creation of green roof, and associated alterations (ref: 2011/4415/P).

Condition 4 of the above planning permission for the sample of brickwork was approved on 20/3/13 (ref: 2013/0461/P).

Condition 3a of the above planning permission for details of windows was approved on 7/5/13 (ref: 2013/0650/P).

Planning permission was granted on 7/5/13 for the retention of replacement of existing single glazed windows with double glazed timber framed windows from ground to fourth floor and additional window at fifth floor to offices (Class B1a) and residential building (Class C3) (ref: 2013/1221/P).

Condition 3c of the above planning permission for details of the 6th floor balustrade was approved on 18/6/13 (ref: 2013/2354/P).

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

Assessment

Condition 3b required the submission of the following:

“Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

b) Section at 1:1 showing typical framing details for glazing to proposed sixth floor.”

The submitted details show a structure which conforms with the approved drawings. The glazing would consist of sliding glazed doors with appropriately slim framing. This would give the 6th floor a lightweight appearance and is considered acceptable.